



Meeting Date: June 29, 2020

In Attendance: Maria Boyes (Chair), Kelly Kessler (Vice-Chair), Carol Tener, Jennifer Jaruzelski, Katie Spikes, Robert Wendel (Town Historian), Linda Habgood (TC), Greg Blasi, Alison Carey, Jacqueline Brevard (A1), Mary Anne Healy-Rodriguez (A2), Tom Jardim (Town Attorney)

Absent: Michael La Place (PB)

The meeting minutes from February 24, 2020, were reviewed; Jenny made a motion to approve, Robert seconded. The minutes were approved by the Commission.

New Business:

Public Hearing on Minor Application: 322 Lawrence Avenue

Homeowner Ed Reverdy was sworn in by Tom Jardim. The application is to add half round gutters to the front of the house on the roof over the front porch. There are not currently any gutters and any runoff from the roof pours down the base of the columns.

The Commission agreed the gutters will not detract from the character of the house and are necessary for the upkeep of the home.

Maria opened the meeting to public comment:

None.

Commission deliberation:

Kelly Kessler made a motion to approve, Jacquie Brevard seconded. The motion was approved unanimously.

Public Hearing on Minor Application: 603 Clark Street

Homeowner Robert Newell was sworn in by Tom Jardim. The application is for a decorative Victorian lamppost to be added in the front yard. The lamppost will be a 7-foot cast aluminum Victorian lamppost with a Holophane Granville Luminaire which is the same glass luminaire that is in the downtown. The lamppost will be midway up the driveway to provide lighting to the front of the house and driveway.

The Commission had positive feedback for the lamppost, and agreed it was appropriate for the Victorian style home.

Maria opened the meeting to public comment:

None.

Commission deliberation:

Kelly Kessler made a motion to approve, Linda Habgood seconded. The motion was approved unanimously.



Review of Minor Subdivision and Variance Application: 923 Central Avenue

The owner has filed an application for a subdivision, and the existing home would be removed. Robert gave some history of the home. The house was built approx. 1757, and it appears to be owned by Cornelius Ludlum, Jr., the Ludlums were one of the original inhabitants of Westfield. There have been some modifications to the home over the past 300 years with changes to the windows and a small addition that was added on later. The information has not been confirmed because the archives and library are closed. Tom Jardim stated the home is not historically designated but it is identified in the master plan so it is to be reviewed by the HPC. The Commission's role would be to provide advice and recommendations to the Planning Board.

Steve Hehl (370 Chestnut Street, Union) appeared on behalf of the applicant. He stated this application went before the Planning Board in February, and it was recommended to have the Commission review the application.

Homeowner Kenneth Abraham was sworn in by Tom Jardim. Mr. Abraham stated we are proposing to demolish the existing house, which is in poor condition. The floors are sloped, the ceiling height is not compliant with modern standards, and there is substandard framing. There is minimal heat on the first floor, and not any heat in the bedrooms on the second floor. We would reuse materials from the house if it was demolished and donate anything historical to the Miller-Cory House. Mr. Abraham stated the house is not worth saving, it is not functional, and the property is too oversized for just one house.

The Commission will set up a walk through with the homeowner to see the condition of the home before making a recommendation to the Planning Board.

OLD BUSINESS

COMMITTEE UPDATES

Communications Committee

Maria stated we struggled to recognize preservation month in May, but there were some initiatives posted on Facebook. People were encouraged to walk downtown and post their favorite places in the downtown. We did receive some posts and gave away some tote bags. There was also here and now, an old photo of a property was posted along with a photo of how the property looks today, which is something we are hoping to continue to do monthly.

Designation and Historic Homeowner Committee

We have received some letters of consent from the members of the proposed historic district on West Dudley Avenue.

Devlin Awards Committee

Jenny stated the awards are postponed to 2021 and will be reintroduced next spring.



Funding Incentives Committee

Robert stated he is investigating what other states are doing with the regard of getting some kind of benefit for historic homeowners.

Historic Preservation Ordinance Review

The ordinance will be reintroduced to the town council tomorrow night, and will be reviewed by the Planning Board at the July 6th meeting. Once reviewed by the Planning Board, the ordinance will go back to the council for possible adoption at the July 14th the meeting. The town is working on a facts page that will hopefully address any questions the public might have.

Open to public comment.

None.

Closed to public comment.

Meeting adjourned: 9:05 pm

Meeting minutes recorded by Linda Jacus